

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plan produced using PlanUp.



**Churchgate, Gedney, Spalding
Lincolnshire PE12 0BZ**

Chain Free £249,995 Freehold

** NO CHAIN **

Morriss and Mennie Estate Agents are pleased to offer For Sale this three bedroom, two reception room DETACHED BUNGALOW, situated on a larger than average non-estate corner plot, having scope for an extension if needed. The property is in need of some modernisation, with the bungalow offering plenty of potential.

Internally there is a separate entrance hall with a door leading through to bedroom three and the double aspect, bright and airy lounge. The kitchen is positioned in the middle of the home and could potentially be changed to a utility room, with the garden room extension being converted to a modern kitchen/diner to the rear with French doors leading out onto the rear garden. Adjacent to the lounge is an inner hallway with doors arranged off to two bedrooms and a three piece bathroom suite. The utility is adjacent to bedroom two, which again could be converted to an en-suite for bedroom two.

Externally the property sits on a fantastic corner plot with a vast amount of off-road parking which continues to the single garage. There is a generously sized side garden which is laid to lawn and enclosed by mature shrubs, with the side access from the garage opening out to the low maintenance rear garden..

The property benefits from having a bus stop being just a 30 second walk across the local green to the front, along with fantastic road links to the A17 and is then just a 10 minute drive to the centre of Holbeach where all the major amenities can be found.

Accommodation comprises of:-

NO CHAIN, Detached Bungalow, Double Aspect Lounge, Kitchen, Utility Room, Cloakroom, Extended Double Aspect Garden Room, Three Bedrooms, Wet Room to Bedroom Two, Three Piece Bathroom Suite, Renovation Required, Potential to Extend, Corner Plot, Off-Road Parking, Single Garage, Front, Side & Rear Gardens.

Energy Efficiency Rating	
Current	Potential
	77
	37

Environmental Impact (CO ₂) Rating	
Current	Potential

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10 West End, Holbeach, PE12 7LW
01406 422907

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Through the UPVC obscured double glazed front door, into the:-

ENTRANCE HALL :

Power points, storage cupboard housing the fuse box and meters.

BEDROOM THREE :

9'0" x 9'0" (2.74m x 2.74m)

UPVC double glazed window to the side, electric storage heater, power points.

DOUBLE ASPECT LOUNGE :

16'8" x 12'3" (5.08m x 3.73m)



Low level UPVC double glazed window to the side, UPVC double glazed window to the front, electric storage heaters, power points, TV point.

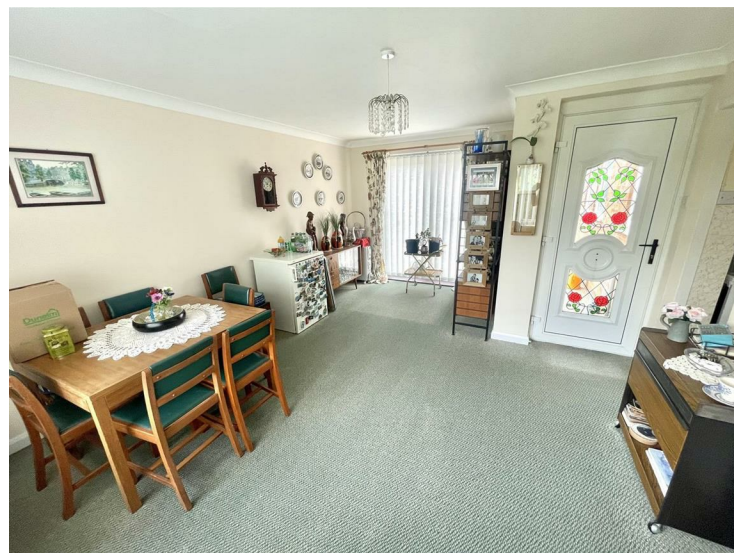
KITCHEN :

10'0" x 9'0" (3.05m x 2.74m)



UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with taps over, space and point for a free standing cooker, space and plumbing for a dishwasher, space and point for a fridge/freezer, power points.

'L' SHAPED GARDEN ROOM :
17'2" x 12'5" (max) (narrowing to 8'4") (5.23m x 3.78m (max) (narrowing to 2.54m))



UPVC double glazed French doors opening out onto the rear garden, UPVC double glazed window to the side, electric storage heater, power points, UPVC double glazed door to the side, UPVC double glazed French doors to the side, concrete ramp for disabled access.

INNER HALLWAY :

Loft hatch.

FOUR PIECE BATHROOM SUITE :



Two UPVC obscured double glazed windows to the rear, panelled bath with a mixer tap over and a mixer tap handheld shower over, fully tiled shower cubicle with an electric mixer shower over, pedestal washbasin with taps over, W.C, fully tiled walls, airing cupboard.

BEDROOM ONE :

13'4" x 9'2" (4.06m x 2.79m)

UPVC double glazed window to the front, electric storage heaters, power points.

OPEN PLAN WET ROOM/BEDROOM TWO :
12'0" x 10'0" (3.66m x 3.05m)



Currently used with disability purposes in mind, with half being used as a bedroom area and the other half as a wet room. There is potential to move the kitchen and this bedroom around.

UPVC double glazed window to the rear, with the wet room area having wet room flooring, an electric mixer shower, wash hand basin with taps over and a W.C. The bedroom area has an electric storage heater and power points. There is an internal door leading from this room into the rear entrance and utility room, so this could be converted if needed.

UTILITY ROOM :

20'3" x 4'9" (6.17m x 1.45m)

UPVC double glazed window to the front, UPVC obscured double glazed door and window to the rear, space and plumbing for a washing machine, power points.

CLOAKROOM :

UPVC obscured double glazed window to the rear, W.C, wash hand basin with taps over, tiled splash backs.

EXTERNALLY :

The property sits on a good sized corner plot, with panel fencing to the right hand side and mature shrub borders to the far side. The gravelled off-road parking is large enough for multiple vehicles and continues towards the single garage. The side access leads to the rear garden which is enclosed by panel fencing and is all low maintenance, being laid to patio, with a ramp to the garden room and a shed. Continuing back round to the side taking you to the front where it has shrub hedging and is laid to lawn.

There is a green to the front aspect with a park bench and a bus shelter.

SINGLE GARAGE :

Metal up and over door.

SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - F

Electric Heating

DIRECTIONS :

From our office on West End at the traffic lights go straight over through the High Streets, staying on this road heading out of Holbeach towards Fleet. Turn right onto Old Main Road, staying on this road past the garden centre towards Gedney. As you come into Gedney bear left onto Churchgate where the property is situated towards the bottom where the property can be found on the right hand side.

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Viewing Arrangements		Open 6 days	
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.